

# MINUTES

## STONEBROOK VILLAGE OA BOARD MEETING, November 15, 2010

The meeting of the Board of Directors of Stoneybrook Village Owners Association was convened in the clubhouse at 9:05 a.m. by President Hayes. Directors who were present included Jonathan Hayes, Tony Olsen, and Chuck Van De Wetering. Nine owners were present. Kurt Powell and Dave Stubbs, Willamette Community Management, also attended.

**Minutes.** The Board **APPROVED** the minutes as corrected for the Board meeting of October 18<sup>th</sup>, 2010.

**Financial Reports.** The Board reviewed the October financial statements and the analysis provided by WCM. As of October 31, Association assets were \$376,130.64 in cash or equivalents, which includes \$5,161.14 in prepaid assessments. \$131,672.34 was allocated to Reserves, and \$126,092.60 is in the building restoration fund. October income was \$21,033.86 and expenses were \$14936.24. The Board **ACCEPTED** the treasurer's report.

**Owner's Forum.** One owner wanted to express her thanks for being able to use the clubhouse facility on Oct 9<sup>th</sup>, but parking was difficult to find. The board discussed the parking in front of the clubhouse/pool. Another owner asked whether or not the issuing of the keycards will include a reminder sheet of the replacement fee and card key responsibility.

### **Committee Reports.**

**ARC.** – Mike Propst submitted a written report. There has been very little activity during the month of Oct.

**Communications.** Lois Palermo submitted a written report. The annual meeting information is up on the website [www.svoa-covallis.org](http://www.svoa-covallis.org) There will be no Dec Board meeting. The Jan board meeting will be on the 17<sup>th</sup> of Jan at 9am. One owner asked if we could include a more readable copy of the CC&R's on the website. The draft amended and restated copies of the governing documents are available on the website. The proposed ballot amendments to the CC&R's will be presented by the board at the Annual Meeting Forum. The CC&R review committee will also be available to discuss the documents or answer questions. The communications committee will be updating the Stoneybrook Directory soon.

**Garden.** The gardens are still being cleaned up step by step. The committee asks that each owner that had a plot winterize it and make it tidy.

**Landscape.** Nothing to report.

**Building Restoration.** All of the items on the punch list have been completed. The only things remaining to test are the chemical system and the air system.

**CC&R.** The Committee gave the board a written final draft of the CC&R Amendments to be given out at the annual meeting. The board **APPROVED** to print 75 copies of the amendments to be handed out to the membership at the annual meeting. The board **ACCEPTED** the handout from the committee.

**Annual Meeting** The annual meeting of the membership will be held on Nov 30<sup>th</sup> at 3:00pm. A board meeting will follow immediately after the annual meeting. Cardkeys will be handed out at the annual meeting. The cardkey system will be active beginning on Dec 1<sup>st</sup> 2010. The board **APPROVED** a motion to have the owner with a reservation in the clubhouse be responsible for letting in the guests.

## **New Business.**

**Resurfacing the pool** The board **APPROVED** the revised bid from Anderson Poolworks to resurface the deck of the pool, spa, bathrooms, and foyer as well as the inside of the pool and spa. The total amount available for the resurfacing is \$36,000. The total cost to resurface the interior of the pool and spa is \$17,500. The pool decking will cost a total of \$16,900. The foyer and bathrooms cost a total of \$5,200. The bid does not include the beginning maintenance of the pool. The startup maintenance of the pool including brushing and chemical water balancing is approximately \$3000. The board **APPROVED** a motion to have a contractor perform the chemical startup and daily brushing for 28 days following the pool fill. The pool will be available for use during the initial pool maintenance period.

**Pond Maintenance:** The board discussed the cost of maintenance of the pond at the Stoneybrook entrance as an aesthetic water feature. The board **APPROVED** a motion to appoint a committee to research whether or not it would be cost effective to convert the pond into a standard water detention pond and to also research the recommendation from Don Strickland about transforming the retention pond.

## **Future Board meeting dates:**

The Annual meeting is Nov 30<sup>th</sup> in the clubhouse at 3:00pm. A board meeting will follow immediately after the annual meeting to elect officers.

Meeting was adjourned at 10:37 a.m.

Board member email addresses: Jonathan Hayes (chateaustegosaurus@att.net), Tony Olsen (olsen-t-s@comcast.net), Chuck Van de Wetering (candbvans@comcast.net), Cari Koford (cari.koford@hawthornret.com), Ty and Brenda Hardwick (Ty.hardwick@holidaytouch.com, Brenda.hardwick@holidaytouch.com)